

Business Affairs
Office of the Vice President

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December 16, 2024

Jay Watkins
Land use and Facilities Planning Committee
PO Box 117901
Gainesville, FL 32611-7901

Dear Mr. Watkins:

After reviewing the minutes of the Land Use and Facilities Planning Committee meeting held on August 06, 2024, please note the following:

1. The Land Use and Facilities Planning Committee recommends approval of the UF-681-Flavet Outdoor Recreation Complex project as presented.

I approve the committee's recommendation.

Sincerely,



Brandi Renton
Interim Vice President for Business Affairs

cc. Committee Members
Rick Falcon
Linda Dixon

Land Use and Facilities Planning Committee
August 06, 2024, at 2:00 PM
Planning, Design & Construction Division, 245 Gale Lemerand Drive
ZOOM Minutes

ATTENDEES:

MEMBERS PRESENT:

Carol Demas, Lecturer, Department of Mathematics
Linda Dixon, Planning, Design & Construction
Margaret Fields, Associate Dean, Liberal Arts & Sciences
Shannon (Lexie) Holliday, Associate Professor, Orthodontics
Mark Leeps, Assistant, Journalism
Ericka Olgaard, Clinical Associate Professor, Department of Pathology, Immunology & Lab Medicine
Pawel Petelewicz, Assistant Professor, Department of Agronomy
Joseph Riley, Professor, Community Dentistry
William Smith, Assistant Athletic Director, University Athletic Association
Nina Stoyan-Rosenzweig, Coordinator, Health Affairs
Hannah Vander Zanden, Assistant Professor, Biology
Jay Watkins, Chair, School of Music
Matt Williams, Director, Office of Sustainability

MEMBERS ABSENT:

Ann Baird, Librarian, UF AFA Library
Mike Castine, Planner, Growth Management for Alachua County
Nancy Chrystal-Green, AVP – Division of Student Life
Ronnie Cooper, Project Director, IFAS Facilities Planning
Laura Dedenbach, Instructional Assistant Professor, Urban and Regional Planning
Daniel Dickrell, Associate Director, Student Programs
Megan Forbes, Chair, English Language Institute
Sarah Gamble, Lecturer, School of Architecture
Gail Hansen De Chapman, Chair, Lakes, Vegetation & Landscaping Committee
Ira Harkness, Instructional Assistant Professor, Material Sciences & Engineering
Robert Hatch, Professor & Director of Medical Students
Mark Helms, AVP, Facility Services Division
Jacob Kanfer, Student
Racheal Levings, Sr. Scientist, Orthopedics and Rehabilitation
Matthew Martinez, Student
Cydney McGlothlin, AVP, Planning, Design & Construction
Michael O'Malley, Academic Advisor, Honors Program
Andrew Persons, City Planner, City of Gainesville
Lynda Reinhart, Director, O'Connell Center
Brandi Renton, Assistant Vice President, Business Affairs
Paul Sarnoski, Associate Professor, Department of Food Science and Human Nutrition

Mason Solomon, Student
Scott Washburn, Professor, Civil & Coastal Engineering

VISITORS:

Rachel Mandell, Sr. Planner, Planning, Design & Construction
Melissa Thomas, Administrative Assistant, Planning, Design & Construction
Marty Dempsey, Sr. Associate Director, Facilities & Operations Recreational Sports
Laurie Hall, Landscape Architect CHW
Caeli Tolar, Landscape Architect, CHW

CHAIR: Jay Watkins chaired the meeting today.

CALL TO ORDER:

Jay Watkins called the meeting to order at 2:00pm.

APPROVAL OF AGENDA AND MINUTES:

Margaret Fields moved to approve the June minutes and the agenda; Shannon Holliday seconded; motion passed unanimously.

UF-681 – Flavet Outdoor Recreation Complex

PRESENTING: Andrew Meeker / Laurie Hall

DISCUSSION: Laurie introduced herself and stated Caeli Tolar from the design team is also on this call for the project. She showed the existing location of the project. It is located south of the O’Connell Center and east of Flavet field. Currently on the site there is some surface parking, tennis courts, pickleball courts, a restroom building and a various kind of facilities on the site. The intent was to convert this area back to an outdoor recreational sports complex. The project is wrapping up CSD’s on the project, the project has been to LVL and TAPS committees and approved by both. It was asked by committee to look for additional opportunities for tree preservation and increase the tree protection on site during construction. Historically this site was housing for the UF students when enrollment surged after the GI Bill and WWII. The project hopes to implement some of this history into the design elements.

Laurie went over the existing site conditions. Some of the tennis courts were refurbished earlier this year. Parking exists in the adjacent lot, and there is an existing restroom facility on site that will be brought up to code. There is also an existing old stadium that was part of a softball stadium that will be demolished as part of this project. The site is adjacent to Graham Woods and the project will be mindful of this being next to a conservation area. Graham Woods, a UF Conservation Area, is to the north and stormwater will be a concern on this project. The project is also pursuing LEED SITES certification. Recreation Sports had quite a bit of engagement in online surveys and one-on-one with students, stakeholders, and user groups to make sure their needs are accommodated. This project is being designed consistent with the Campus Master Plan concerning Graham Woods Conservation Area. The project will maintain the

minimum 50 feet from the wetland to avoid impacts. There will be minimal impacts to the existing utilities and there is not a significant increase in impervious areas, which may decrease. No additional parking will be added, but the existing parking will be adjusted to provide more accessible spaces adjacent to the site. Bike parking will also be added to the site, within the project scope.

Laurie went over some of the key components and priorities of the user groups and students. She showed the vision and guiding principles of the project. There was a lot of stakeholder engagement to find out the priorities of the users. She showed the proposed concept. Project goals included active and passive recreation that it is an inclusive space engaging all the campus community. She showed the site plan and discussed maintenance access. There will also be vehicular gates and bollards added to the site to accommodate service onsite. The special events at the Band Shell will need access as well so there will be removable bollards to help with the deliveries.

Laurie showed the proposed landscape and layout of the proposed site plan enlargements. She showed the large shade pavilion and artificial turf lawn because of the use anticipated in this area. She showed the volleyball courts and boundary of the conservation area. The designers are looking at the stormwater runoff and trying to capture everything prior to it being discharged into the conservation area near Graham Woods. This project will meet the St. John River Water Management requirements. There are a few areas to capture the stormwater on site.

Laurie discussed the tree impacts, and they were able to reduce the number of impacts on the back of the site by reconfiguring elements. There will be a surplus of 25 trees to be planted back on site. The furnishings comply with the Landscape Master Plan.

The committee asked about the parking spots that are in the area and if TAPS asked for the parking. They liked the bike racks that could be for bikes and scooters in the area. The committee asked about the e-scooters and if there would be parking added to this project. The committee asked about the artificial turf. The artificial turf is because of the high use in the area and grass would not hold up. Grounds confirmed that sand is used in the artificial turf base rather than pebbles or rubber. Artificial turf will require maintenance periodically. The committee asked about the sand courts being moved to the east and that one of the hammock areas are going into the conservation area. Those areas are the hammock areas and if it lands there it would have pine straw mulch added in the area. The hammock area are bollards for others to bring their own hammock. The committee asked about the heritage trees in this area and the design team will make sure to protect the heritage trees around this area. The hammock bollards will not be in the conservation area, but the mulch will be in the conservation. The committee wanted the design team to look at the edge of the conservation area and not letting sand and mulch go into the conservation area. Laurie stated there will be an edge restraint will be installed to help facilitate that issue. The committee asked about the surface heating up during the summer months and they discussed if there are technologies designed to cool off these areas. The committee asked about the ground surface under the pavilion, and Laurie confirmed it was pavers.

MOTION: Hannah Vander Zanden made a motion to approve the project as presented. Mark Leeps seconded; the motion passed unanimously.

INFORMATION:

Chair Report

Jay Watkins

Jay stated he didn't have anything to report today, but we have elections to do today. He asked if anyone was willing to chair the committee. Mark Leeps nominated Jay to continue as chair. Shannon Holliday moved to close nominations and Margaret Fields seconded the motion; motion passed unanimously. Jay accepted to be chair again.

Hannah Vander Zanden asked to discuss the Surgical Center project. There was a letter received from AVP Brandi Renton. The letter mentioned that the committee's recommendation was not followed. The minutes from April mentioned the letter had several reasons why the university would be moving forward with the project. She asked if that letter is publicly available or are the minutes inaccurate? Looking at the minutes of April 2, 2024, Jay asked Rachel Mandell to send the letter to the members. Rachel found the letter and she will make it available.

ADJOURNMENT: There being no further business to discuss, the meeting adjourned at 2:41pm.